



Offered for sale with no onward chain is this pristine apartment, which comes with secure underground parking.

Talisman Tower, 6 Lincoln Plaza, Canary Wharf, London, E14

Guide Price £650,000 Leasehold (Lease Expiry March 3005)



- Luxury two bedroom apartment
- Secure underground parking
- Concierge / Gym / Pool / Cinema
- EWS1 Compliant
- No onward chain

Description

A stunning two bedroom apartment which is located in this highly desirable residential development, which is positioned within close proximity of Canary Wharf. Internally, the current owner has presented the apartment to an excellent standard, ideal for those who simply want a property which is ready to move straight in. There is a spacious lounge, a high gloss kitchen with designer appliances and two luxurious bathroom suites with high end fittings.

Additionally, the apartment benefits from air conditioning, large floor to ceiling windows, which enhance the natural light throughout, high speed internet and lots of storage.

Local Information

Residents will also benefit from a 24 hour concierge, a private lounge, fully equipped gymnasium, pool and sauna, cinema room and an impressive sky garden. This unit also benefits from a secure underground parking space.

All times and distances are approximate.

Tenure

Leasehold (Lease Expiry March 3005)

Local Authority

London Borough of Tower Hamlets

Council Tax

Band = F

Ground Rent

£400 per annum (paid semi-annually)

Service Charge

£5,000 per annum (paid semi-annually)

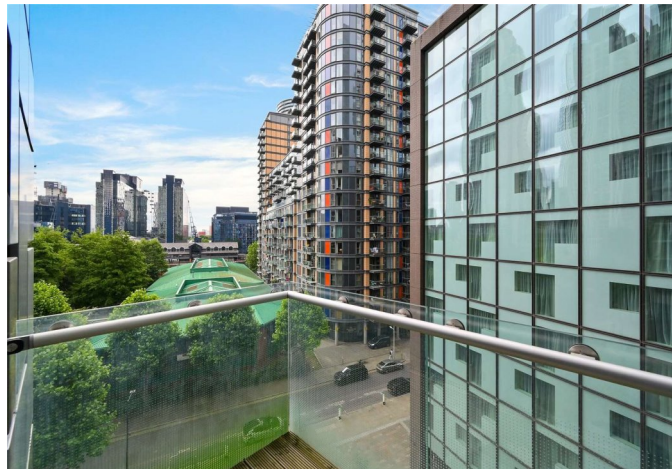
Energy Performance

EPC Rating = B

Viewing

All viewings will be accompanied and are strictly by prior arrangement through Savills Canary Wharf Office.
Telephone: +44 (0) 20 7531 2530.



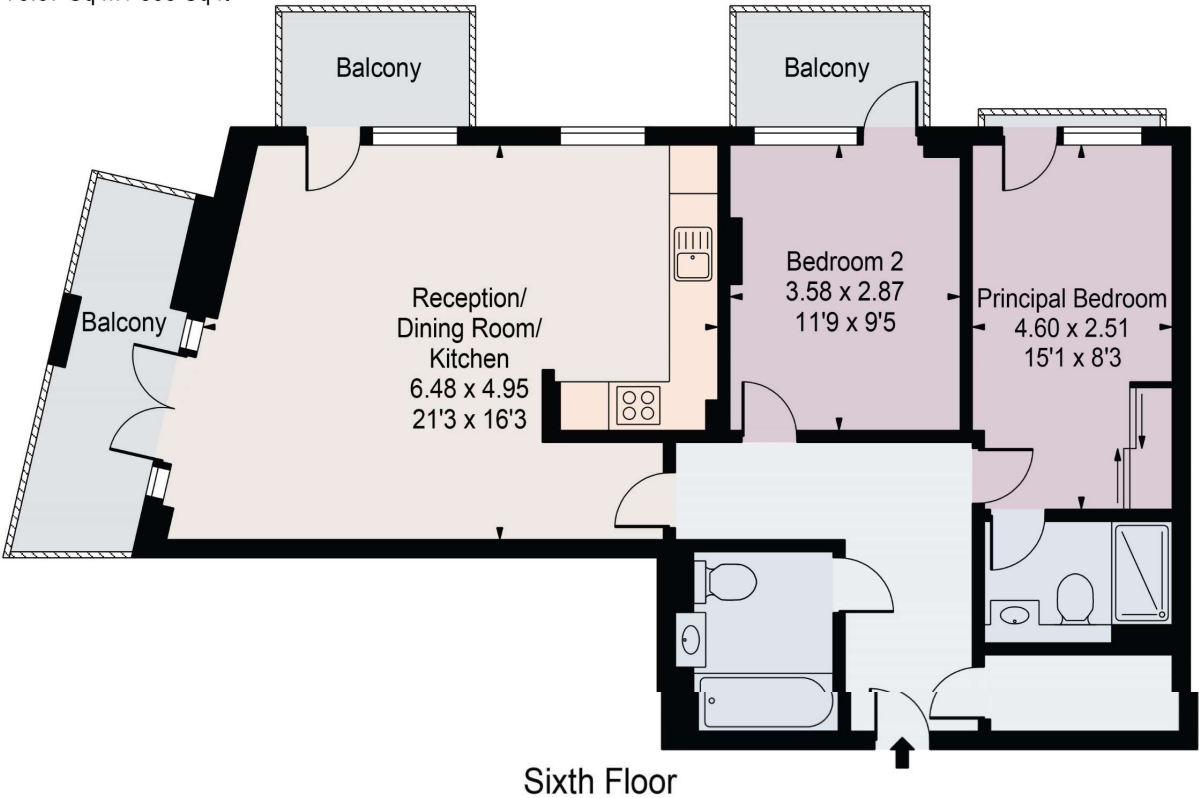


Talisman Tower, 6 Lincoln Plaza, Canary Wharf, London, E14
Gross Internal Area 808 sq ft, 75.1 m²

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Talisman Tower
Gross Internal Area(Approx)
Total = 75.07 Sq m / 808 Sq ft



Sixth Floor

Surveyed and drawn in accordance with the International Property Measurement Standards (IPMS 2: Residential)
For Illustration Purposes Only - Not To Scale

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B	85	85
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales	EU Directive 2002/91/EC	

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